



Naples Area Board of REALTORS®



Real life. Real answers.

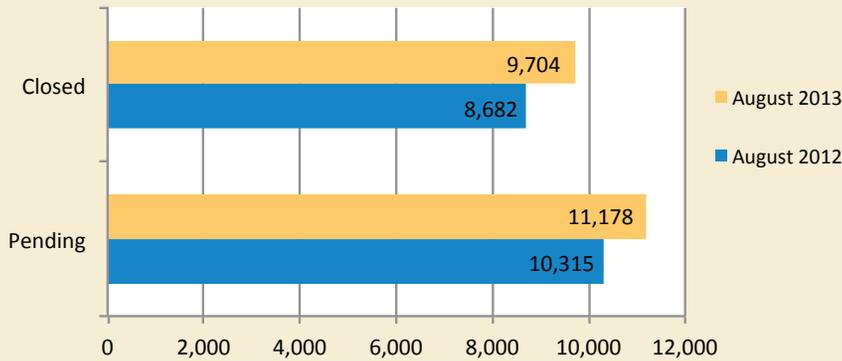
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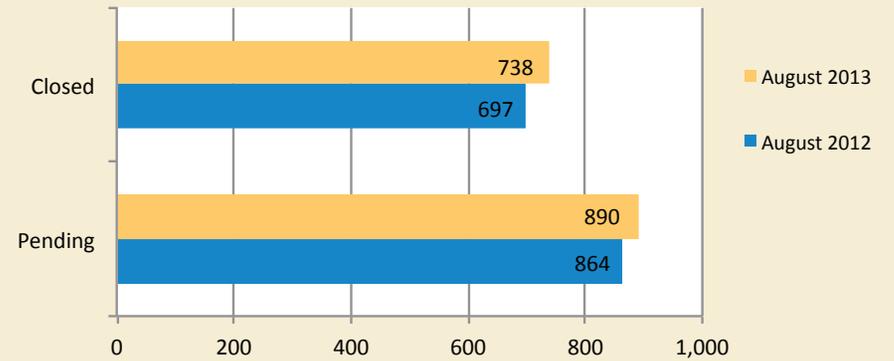
1455 Pine Ridge Road
Naples, FL 34109

August 2013

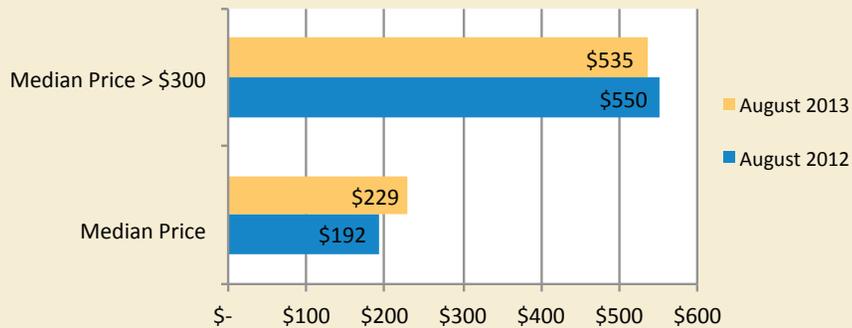
Most Recent 12 Months



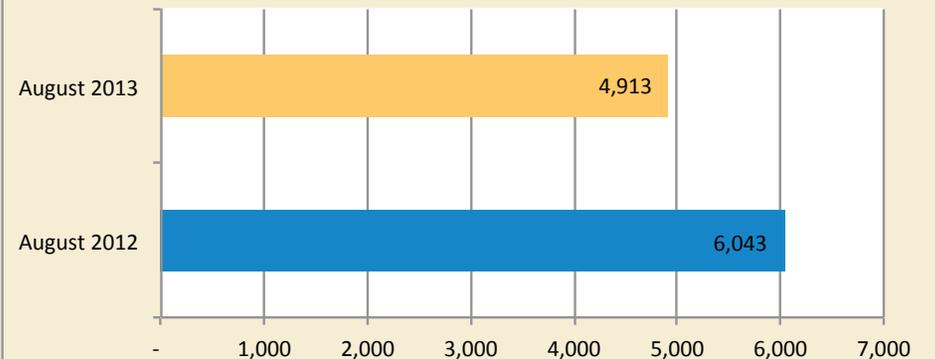
Month to Month



Median Closed Price (,000's) 12 Months Ending



Inventory



Calculations are based on property listings that exist within SunshineMLS. Only properties in Collier County, excluding Marco Island, are included.



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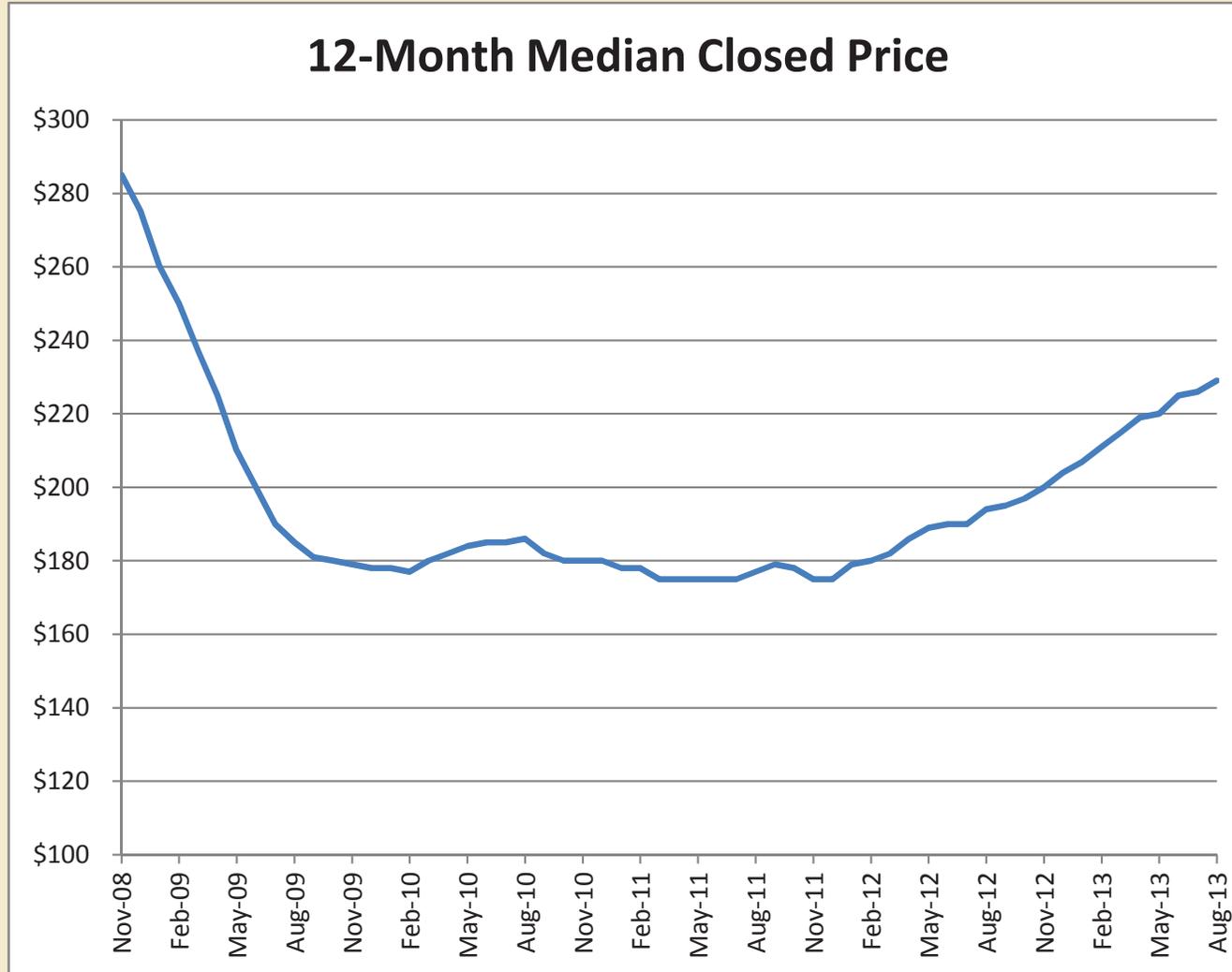
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12-Month Median Closed Price





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August 2013

Overall Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	August 2012	August 2013
	\$0-\$300K	622	568	7,023	6,970	488	455	5,906	6,087	\$145	\$165	\$138	\$155	3,066	2,284	151
\$300K-\$500K	122	143	1,462	1,933	102	134	1,221	1,651	\$375	\$380	\$375	\$375	1,085	941	197	176
\$500K-\$1M	76	112	1,091	1,330	65	88	922	1,171	\$650	\$637	\$655	\$655	1,044	861	210	208
\$1M-\$2M	33	40	466	591	25	36	415	505	\$1,290	\$1,380	\$1,350	\$1,380	500	480	271	186
\$2M+	11	27	273	354	17	25	218	290	\$2,550	\$3,200	\$2,850	\$3,075	348	347	403	238
TOTAL	864	890	10,315	11,178	697	738	8,682	9,704	\$200	\$235	\$192	\$229	6,043	4,913	177	155

Less
Pending/Cont **(1,038)**
3,875

Overall Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	August 2012	August 2013
	Naples Beach	130	162	1,950	2,233	144	133	1,750	2,019	427	552	500	540	1,403	1,135	216
North Naples	221	256	2,686	2,926	189	211	2,285	2,577	240	285	240	275	1,518	1,241	160	156
Central Naples	175	163	2,030	2,009	145	134	1,670	1,680	135	180	128	150	923	707	158	147
South Naples	128	135	1,527	1,729	90	112	1,276	1,486	130	149	130	152	935	729	140	150
East Naples	197	163	1,964	2,095	119	136	1,565	1,772	155	211	150	179	1,113	959	158	133
Immokalee/Ave Maria	8	4	56	54	4	3	40	52	129	77	84	104	34	31	56	127
TOTAL	859	883	10,213	11,046	691	729	8,586	9,586	200	235	190	228	5,926	4,802	168	153

Legend

Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
North Naples:	34109, 34110, 34119
Central Naples:	34104, 34105, 34116
South Naples:	34112, 34113
East Naples:	34114, 34117, 34120, 34137
Immokalee/Ave Maria:	34142

Calculations are based on property listings that exist within SunshineMLS. Only properties in Collier County, excluding Marco Island, are included. *Counts for breakdowns of available inventory for prior years are unavailable. **Median Sold Prices are unavailable for periods with zero sales reported. The median refers to the middle value in a set of statistical values that are arranged in ascending or descending order, in this case prices at which homes were actually sold. Data entry anomalies and non-Naples zip codes may result in minor discrepancies. However, these anomalies are statistically insignificant. Single Family Homes are tabulated using properties with a building design of Single Family, Villa Detached, or Manufactured. Condo units are tabulated using properties with a building design of Low-Rise, Mid-Rise, High-Rise or Villa Attached.



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August 2013

Single Family Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	August 2012	August 2013
	\$0-\$300K	324	256	3,340	2,965	257	184	2,714	2,518	\$165	\$185	\$145	\$168	1,149	850	137
\$300K-\$500K	77	90	853	1,140	59	92	692	954	\$375	\$393	\$375	\$378	572	541	159	152
\$500K-\$1M	52	67	609	754	34	51	516	648	\$667	\$650	\$675	\$665	551	504	185	166
\$1M-\$2M	23	27	293	327	15	17	255	287	\$1,200	\$1,385	\$1,398	\$1,400	299	316	290	345
\$2M+	8	22	199	240	15	13	163	194	\$2,750	\$3,200	\$2,925	\$3,100	273	283	237	231
TOTAL	484	462	5,294	5,426	380	357	4,340	4,601	\$220	\$299	\$225	\$272	2,844	2,494	156	148

Less
Pending/Cont **(600)**
1,894

Single Family Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	August 2012	August 2013
	Naples Beach	63	69	795	816	64	39	683	715	\$400	\$695	\$662	\$720	505	478	196
North Naples	104	121	1,227	1,341	90	89	1,038	1,161	\$325	\$440	\$359	\$385	766	685	154	163
Central Naples	102	91	1,057	1,010	88	71	851	818	\$164	\$299	\$169	\$233	441	365	152	164
South Naples	55	48	665	663	38	48	539	572	\$205	\$231	\$177	\$220	362	264	114	159
East Naples	153	125	1,448	1,480	93	103	1,146	1,228	\$146	\$211	\$139	\$174	674	610	152	114
Immokalee/Ave Maria	5	3	51	42	2	1	36	40	\$60	\$35	\$83	\$82	22	24	44	152
TOTAL	482	457	5,243	5,352	375	351	4,293	4,534	\$220	\$299	\$225	\$272	2,770	2,426	156	145

Legend

Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
North Naples:	34109, 34110, 34119
Central Naples:	34104, 34105, 34116
South Naples:	34112, 34113
East Naples:	34114, 34117, 34120, 34137
Immokalee/Ave Maria:	34142

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August 2013

Condominium Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	August 2012	August 2013
	\$0-\$300K	298	312	3,683	4,005	231	271	3,192	3,569	\$127	\$159	\$134	\$148	1,917	1,434	164
\$300K-\$500K	45	53	609	793	43	42	529	697	\$375	\$367	\$375	\$375	513	400	228	201
\$500K-\$1M	24	45	482	576	31	37	406	523	\$632	\$617	\$635	\$640	493	357	252	220
\$1M-\$2M	10	13	173	264	10	19	160	218	\$1,550	\$1,370	\$1,307	\$1,350	201	164	189	214
\$2M+	3	5	74	114	2	12	55	96	\$2,285	\$3,250	\$2,775	\$3,000	75	64	78	170
TOTAL	380	428	5,021	5,752	317	381	4,342	5,103	\$167	\$200	\$165	\$191	3,199	2,419	182	160

Less
Pending/Cont **(438)**
1,981

Condominium Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	12-month ending 08/2012	12-month ending 08/2013	August 2012	August 2013	August 2012	August 2013
	Naples Beach	67	93	1,155	1,417	80	94	1,067	1,304	\$440	\$538	\$452	\$496	898	658	233
North Naples	117	135	1,459	1,585	99	122	1,247	1,416	\$169	\$192	\$169	\$190	752	556	164	151
Central Naples	73	72	973	999	57	63	819	862	\$117	\$145	\$115	\$125	482	342	168	129
South Naples	73	87	862	1,066	52	64	737	914	\$103	\$113	\$115	\$130	573	465	158	143
East Naples	44	38	516	615	26	33	419	544	\$198	\$219	\$190	\$200	439	349	178	190
Immokalee/Ave Maria	3	1	5	12	2	2	4	12	\$217	\$112	\$145	\$148	12	7	69	115
TOTAL	377	426	4,970	5,694	316	378	4,293	5,052	\$166	\$199	\$165	\$190	3,156	2,377	182	159

Legend

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